



**GARDEN OAKS CIVIC CLUB**  
gardenoaks.org

November 1, 2018

Hello Section One Neighbors,

The Civic Club's Ad Hoc Commercial Development Committee wanted to provide the latest update on the status of Gulf Coast Commercial Group's purchase and development of the Garden Oaks Baptist Church's parking lot between the Chase Bank and Gabby's.

Over the last few months, in addition to talking to neighbors, the Committee has worked with an independent urban planner and attorney to negotiate the terms of the revised Declaration of Restrictions. You may view the revised Declaration of Restrictions and other details on the GOCC homepage: <https://www.gardenoaks.org/gocc-home/>.

We are aware that there are some homeowners that are adamantly against commercial development in the parking lot. After consulting with an independent attorney, the Committee weighed the possible outcomes for the parking lot, and while Gulf Coast has not agreed to all of our suggested terms and suggestions, they have come to the table and been receptive to many of the Committee's suggestions and concerns.

A lot of time and deliberation went into considering other possible outcomes and into the negotiations with Gulf Coast. The Committee considers it a success to have gained a number of concessions that will serve our neighborhood now and into the future. On the whole, the Committee is in support of this deal to move forward.

The following is a summary of the terms included in the current version of the Declaration of Restrictions:

- **Term.** The Declaration will run with the land. This term is similar to what is in the current Section One Deed Restrictions.
- **Land Use Restrictions.** The term restricts a number of unsavory types of business, including prohibiting fast-food restaurants with a drive-through and/or voice box. There will be a service pick-up window.
- **Sound & Site Wall.** The term provides that a solid wall of masonry, Fencerete, or similar material of at least 8 feet will be built along the west property line.
- **Building Height.** The term restricts the building height to 27 feet. The term has an end date of 2058.
- **Hours of Operation.** The term restricts hours of operation of any restaurants or businesses providing food or merchandise for purchase to 6:00 a.m. and 12:00 a.m.
- **Disposal of Trash.**
  - The trash receptacles will be at least 20 feet from the abutting Section One property line.
  - The trash pick-up time will be between 6:00 a.m. and 9:00 p.m.



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- The trash receptacles will be screened from public view by an 8-foot solid wall of masonry, Fencecrete or similar material.
- Exterior Lights. The term restricts the height of exterior lights to 25 feet and requires that the exterior lights will be shielded to prevent light shining in a westerly direction.
- Exterior Signage. The term requires that the exterior signage be located within 25 feet of Shepherd.
- Site Landscaping. The term requires that Live Oaks trees will be planted in the parking lot.
- Outdoor Seating & Business Entrance Location. The term requires that outdoor seating be at least 110 feet from the abutting Section One property line and that public entrances must be on the east side of the building.
- Amendment. The term allows amendment of the Declaration of Restrictions with written consent of the owner and signed by 67% of the homeowners of Section One.

The independent urban planner and attorney have reviewed the final version of Declaration of Restriction, and they approve. The urban planner, in particular, is comfortable with the final product and considers this to be a reasonable, long-term deal, especially weighed against other possible outcomes.

Beyond the Declaration of Restrictions, Gulf Coast will make a generous donation to the Constable Program. The Committee and Civic Club appreciate the donation and hope that Gulf Coast will continue to make donations in years to come.

To move the deal forward, the Committee anticipates that Gulf Coast will be sending out their own communication, which will include a copy of this letter by mail within the next week. Shortly afterwards, a third-party servicing group will be seeking signatures by going door-to-door. They will be wearing yellow polo shirts with their company's logo. They will be asking for homeowners to sign. If you agree with the proposed development of the parking lot and the Declaration of Restrictions, your signature will allow for the current deed restrictions to be removed and for the Declaration of Restrictions described above to replace those.

If you have any questions or concerns, we welcome them. Please send a message to [gosec1neighbors@gmail.com](mailto:gosec1neighbors@gmail.com) or call Carrie Arnett (281-686-3272).

Thanks neighbors,

Carrie Arnett, Andrea Joseph, Mary Margaret Hamilton, and Elisa Cuellar